

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 79071
Petitioner: CHRISTOPHER C. MAGUIRE v. Respondent: GUNNISON COUNTY BOARD OF EQUALIZATION	
ORDER ON STIPULATION	

THE PARTIES TO THIS ACTION entered into a Stipulation, which has been accepted by the Board of Assessment Appeals. A copy of the Stipulation is attached and incorporated as a part of this decision.

FINDINGS OF FACT AND CONCLUSIONS:

1. Subject property is described as follows:

County Schedule No.: R042010
Category: Valuation/Protest Appeal Property Type: Residential
2. Petitioner is protesting the 2019 actual value of the subject property.
3. The parties agreed that the 2019 actual value of the subject property should be reduced to:

Total Value: \$3,900,000
 (Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2019 actual value of the subject property, as set forth above.

The Gunnison County Assessor is directed to change his/her records accordingly.

DATED this 22nd day of October 2020.

BOARD OF ASSESSMENT APPEALS

Diane M. DeVries

Diane M. DeVries

I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals.

Debra A. Baumbach

Debra A. Baumbach

Martha Hernandez Sanchez

Martha Hernandez Sanchez



**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO**

Docket Number: 79071
Single County Schedule Number: R042010

STIPULATION (As to Tax Year 2019 Actual Value)

CHRISTOPHER C MAGUIRE
Petitioner,

vs.

GUNNISON COUNTY BOARD OF EQUALIZATION,
Respondent.

Petitioner(s) and Respondent hereby enter into this Stipulation regarding the tax year 2019 valuation of the subject property, and jointly move the Board of Assessment Appeals to enter its order based on this Stipulation.

Petitioner(s) and Respondent agree and stipulate as follows:

1. The property subject to this Stipulation is described as:

LOT C-28 PROSPECT AT MT CRESTED BUTTE PHASE 1

2. The subject property is classified as Residential use.

3. The County Assessor originally assigned the following actual value to the subject property for tax year 2019:

Residential Land	\$ 414,450.00
Residential Improvements	<u>\$ 4,638,610.00</u>
Total	\$ 5,053,060.00

4. After a timely appeal to the Assessor's Office, the Assessor's Office valued the subject property as follows:

Residential Land	\$ 414,450.00
Residential Improvements	<u>\$ 4,484,520.00</u>
Total	\$ 4,898,970.00

5. After a timely appeal to the Board of Equalization, the Board of Equalization valued the subject property as follows:

Residential Land	\$ 414,450.00
Residential Improvements	\$ 4,484,520.00
Total	\$ 4,898,970.00

6. After further review and negotiation, Petitioner(s) and County Board of Equalization agree to the following tax year 2019 actual value for the subject property:

Residential Land	\$ 414,450.00
Residential Improvements	\$ 3,485,550.00
Total	\$ 3,900,000.00

7. The valuation, as established above, shall be binding only with respect to tax year 2019.

8. Brief narrative as to why the reduction was made:

The subject property is of both excellent quality and unusually large size. Analysis of the most comparable sales from Gunnison County indicates that the reduction in value is warranted.

9. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on August 17th, 2020 be vacated.

DATED this 15th day of July, 2020.

Chris [Signature]
 Petitioner(s) or Agent or Attorney
 for Respondent, *CHRISTOPHER C. McGUIRE*

Address: *6227 MEMORA LANE*
DALLAS, TX 75250

Telephone: *214.597.8163*

Matthew Hoyt, Dep. County Attorney, by David Bawse [Signature]
Matthew Hoyt, Deputy County Attorney
Gunnison County Board of Equalization

Address: 200 E Virginia Ave
Gunnison, CO 81230

Telephone: (970) 641-5300

Kristy McFarland [Signature]
 Kristy McFarland, County Assessor
 Address: 221 N Wisconsin St, Suite A
Gunnison, CO 81230

Docket Number: 79071

Telephone: (970) 641-1085

CERTIFICATE OF SERVICE

I hereby certify that on this 20th day of July, 2020, I caused to be served via First Class Mail, postage pre-paid, hand-delivered, electronic mail, or by facsimile a true and correct copy of the **STIPULATION (As to Tax Year 2019 Actual Value)** addressed as follows:

Board of Assessment Appeals
1313 Sherman Street, Room 315
Denver, Colorado 80203
E-mail: dola_baa@state.co.us

Christopher C. Maguire
6227 Mimosa Lane
Dallas, Texas 75230
E-mail: chris.maguire@srsre.com



Errol B. Davis